



PLANNING DEPARTMENT
153 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
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WWW.PEACHTREE-CITY.ORG

April 2, 2009

APR 10 2009

Mr. Charles Krautler, Director
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303

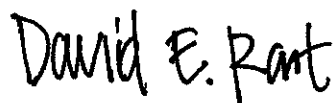
Re: City of Peachtree City Comprehensive Plan – STWP/ CIE
Transmittal of update to Partial Plan Update

Dear Mr. Krautler:

Attached is a copy of the Transmittal Resolution that was presented to and approved by City Council at their meeting earlier tonight. I am forwarding this to you along with a copy of the documents required to update our comprehensive plan in accordance with the guidelines established by GA DCA.

Please forward this information to the appropriate personnel and ask them to contact me at (770) 487-5731 if there are any questions.

Sincerely,



David E. Rast, ASLA
Interim Developmental Services Director

Attachments

cc: Mayor and Council
Planning Commission
Directors and Chiefs
Dan Reuter
Jon A. West
file

*Atlanta Regional Commission
Georgia Department of Community Affairs*

04-02-09-2

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
AUTHORIZING THE TRANSMITTAL OF THE PARTIAL PLAN UPDATE OF
THE PEACHTREE CITY COMPREHENSIVE PLAN
TO THE ATLANTA REGIONAL COMMISSION FOR REVIEW.**

WHEREAS, the City of Peachtree City has completed the Partial Plan Update to the city's Comprehensive Plan and associated Short Term Work Program (STWP) in accordance with the revised Local Planning Standards as adopted by the Georgia Department of Community Affairs (DCA); and

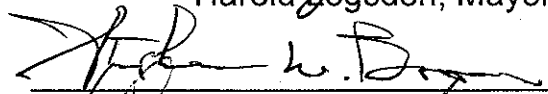
WHEREAS, the City of Peachtree City recently adopted an updated Short Term Work Program (STWP) and Capital Improvements Element (CIE) in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

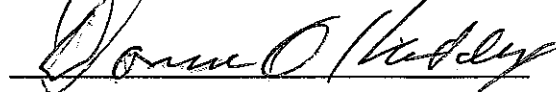
WHEREAS, the City of Peachtree City must continue to submit the Annual Impact Fee Financial Report in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

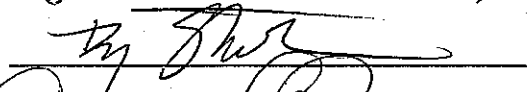
BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby submit the Partial Plan Update and associated Short Term Work Program to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this 2nd day of April, 2009.


Harold Logsdon, Mayor

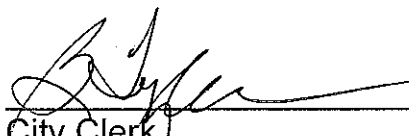








Attest:


City Clerk

CITY OF PEACHTREE CITY
Report of Accomplishments (2009)

Project or activity from previous STWP	Status			Explanation
	Completed	Underway	Postponed	
			Not accomplished	
Community facilities				
Budget for long-term sustainability of all city facilities	X			ongoing part of budget process
Implement recommendations of SR 54 W corridor study		X		project underway
Develop plans and acquire property for a new recycling facility			X	postponed due to lack of funding
Update Multi-use Path System Master Plan	X			updated annually
Update Recreation Master Plan	X			
Update Community Facilities Master Plan	X			
Update Comprehensive Plan	X			full plan update due 2012
Update Solid Waste Management Plan	X			
Establish growth boundaries for potential annexations	X			
Economic development				
Continue to research and apply for grant funding through GDOT, ARC and other state agencies to assist in implementing transportation, aesthetic and planning enhancements throughout the city		X		
Continue to work with GDOT on the widening of SR 74 South and the realignment of Rockaway Road to ensure integrated multi-use paths, sidewalks and landscaping		X		
Develop and implement landscaping and signage enhancements at each entrance to the city			X	postponed due to lack of funding
Develop plan for redevelopment of Huddleston Road corridor			X	postponed due to lack of funding
Develop plan and ordinances for redevelopment of aging residential and retail areas		X		staff continuing to research and update ordinances
Update Land Development and Zoning ordinances to encourage redevelopment opportunities		X		staff continuing to research and update ordinances

Project or activity from previous STWP	Status				Explanation
	Completed	Underway	Postponed	Not accomplished	
Housing					
Evaluate Housing Study to determine what types of housing opportunities might be needed within the city.	X				
Land use					
Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds	X				
Coordinate with Fayette County and surrounding jurisdictions to develop strategy for monitoring growth, traffic, land use and transportation issues	X				
Develop standards for the redevelopment of existing retail and commercial areas to include the inclusion of mixed-use and housing components	X				staff continuing to research and update ordinances
Update Zoning Map and Land Use Map in accordance with current residential densities	X				scheduled for completion summer, 2009
Update Land Use Map based on inventory of property throughout the city	X				scheduled for completion summer, 2009
Natural and historic resources					
Update Stormwater Management Plan	X				
Update floodplain and watershed maps	X				
Update buffer and watershed protection ordinance	X				
Coordinate with Fayette County on future construction of Lake McIntosh reservoir	X				lake scheduled to be complete by 2011
General planning					
Update STWP and CIE to ensure compliance with state mandates	X				continued updates on annual basis
Update Impact Fee ordinance in compliance with state guidelines	X				staff working with consultant and advisory board
Encourage training for Planning Commission members	X				ongoing training opportunities through ARC
Evaluate file retention system based on state requirements	X				
Coordinate with ARC, GRTA, GCA and local jurisdictions regarding planning and transportation-related issues	X				

CITY OF PEACHTREE CITY
Short Term Work Program (2009 - 2013)

Project or activity	Calendar Year				Responsible party	Cost estimate	Funding source
	2009	2010	2011	2012	2013		
Community facilities							
Budget for long-term sustainability of all city facilities	X	X	X	X	X	All departments	Staff time
Implement recommendations of SR 54 W corridor study	X	X	X	X	X	City Staff	Staff time
Update Multi-use Path System Master Plan	X	X	X	X	X	Planning, Engineering	Staff time
Update Recreation Master Plan	X				X	Planning, Recreation	Staff time
Update Community Facilities Master Plan	X					Fire/EMS, Police	Staff time
Update Comprehensive Plan (full update)				X		Planning	Staff time
Update Solid Waste Management Plan				X		Engineering	Staff time
Economic development							
Continue to research and apply for grant funding through GDOT, ARC and other state agencies to assist in implementing transportation, aesthetic and planning enhancements throughout the city	X	X	X	X	X	Planning, Engineering	Staff time
Continue to work with GDOT on the widening of SR 74 South and the realignment of Rockaway Road to ensure integrated multi-use paths, sidewalks and landscaping	X	X				Engineering, Planning, Public Works	Staff time
Develop plan and ordinances for redevelopment of aging residential and retail areas	X					Planning	Staff time
Update Land Development and Zoning ordinances to encourage redevelopment opportunities	X					Planning	Staff time
Housing							
Evaluate Housing Study to determine what types of housing opportunities might be needed within the city.	X					Planning	Staff time
							City

Project or activity	Year				Responsible party	Cost estimate	Funding source
	2009	2010	2011	2012	2013		
Land use							
Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds	X	X	X	X	Engineering	Staff time	City
Coordinate with Fayette County and surrounding jurisdictions to develop strategy for monitoring growth, traffic, land use and transportation issues	X	X	X	X	Planning, Engineering	Staff time	City
Develop standards for the redevelopment of existing retail and commercial areas to include the inclusion of mixed-use and housing components	X				Planning	Staff time	City
Update Zoning Map and Land Use Map in accordance with current residential densities	X				Planning, Engineering, IT	Staff time	City
Update Land Use Map based on inventory of property throughout the city	X				Planning, Engineering, IT	Staff time	City
Natural and historic resources							
Update floodplain and watershed maps	X	X	X		Engineering	Staff time	City
Coordinate with Fayette County on future construction of Lake McIntosh reservoir	X	X	X		Engineering	Staff time	City
General planning							
Update STWP and CIE to ensure compliance with state mandates	X	X	X	X	Planning	Staff time	City
Update Impact Fee ordinance in compliance with state guidelines	X				Planning	Staff time	City
Encourage training for Planning Commission members	X	X	X	X	Planning	Staff time	City
Evaluate file retention system based on state requirements	X	X	X	X	All departments	Staff time	City
Coordinate with ARC, GRTA, GCA and local jurisdictions regarding planning and transportation-related issues	X	X	X	X	Planning	Staff time	City

CITY OF PEACHTREE CITY
Capital Improvements Element (2009 - 2013)

Project or activity	Fiscal Year					Responsible party	Cost estimate	Funding source
	2009	2010	2011	2012	2013			
Public Services								
Equipment								
Street Sweeper - small	X					Public Services	\$65,000	General fund
555G Track Loader		X				Public Services	\$180,000	General fund
Replace 6 F-250 (CNG)		X				Public Services	\$141,000	General fund
Replace 1 Ford F-250		X				Public Services	\$25,000	General fund
C80A Motor Grader (replace)			X			Public Services	\$100,000	General fund
Front End Wheel Loader (replace)			X			Public Services	\$100,000	General fund
LT9000 Tandem Dump Truck (replace)			X			Public Services	\$98,000	General fund
F 350 Dump Truck			X			Public Services	\$35,000	General fund
Road/ intersection enhancements								
Traffic Signal - Georgian Park @ Peachtree Parkway (design)						Engineering	funding delayed	SPLOST/ General Fund
Traffic Signal - SR 74 @ South Kedron Drive (design)						Engineering	funding delayed	SPLOST/ General Fund
Traffic Signal - Georgian Park @ Peachtree Parkway (construction)		X				Engineering	\$250,000	Developer/ General Fund
Traffic Signal - SR 74 @ South Kedron Drive (construction)		X				Engineering	\$250,000	SPLOST/ General Fund
Traffic Signal - Georgian Park @ Peachtree Parkway (construction)			X			Engineering	\$250,000	SPLOST/ General Fund
Peachtree Parkway/ Lake Kedron Multi-use Tunnel (design)			X			Engineering	\$50,000	SPLOST/ General Fund
Rite-Aid Multi-use Tunnel Path Connections (design)			X			Engineering	\$52,000	SPLOST/ General Fund
Traffic Signal - TDK Boulevard & Dividend Drive (design)				X		Engineering	\$30,000	SPLOST/ General Fund
Multi-use path enhancements								
SR 74 Multi-use Path Replacement (Paschall Rd to Post Office)	X					Public Services	\$272,088	General fund
Various path connections	X	X	X	X		Public Services	\$400,000	SPLOST/ General Fund
Leisure Services								
Replace 3 Ford Pick-up Trucks	X					Leisure Services	\$70,500	General fund
Bubble Replacement		X				Leisure Services	\$235,000	General fund
Kedron Small Pool Resurfacing		X				Leisure Services	\$32,000	General fund
Kedron Large Pool Resurfacing		X				Leisure Services	\$50,000	General fund

Project or activity	Fiscal Year				Responsible party	Cost estimate	Funding source
	2009	2010	2011	2012			
Public Safety Services							
Fire/ EMS							
Emergency Pre-plans Software (Phase III)	X				Fire	\$50,000	General fund
SCBA's Upgrades/ Replacement	X	X			Fire	\$144,000	General fund
Ford Expedition (replace Crown Vic)	X				Fire	\$41,760	General fund
Rescue 8 (replace)	X				Fire	\$379,089	General fund
Satterthwaite Station Workout/ Storage/ Sleep Quarters		X			Fire	\$275,000	General fund
Medic 84 (replace)		X			Fire	\$115,000	General fund
Quint - South Fire Station		X			Fire	\$734,031	General fund
Neely (Station 82) Driveway and Parking Lot Repair		X			Fire	\$175,000	General fund
Fire Training Tower			X		Fire	\$332,750	General fund
Neely Station Workout & Storage (Design/ Construction)			X		Fire	\$209,572	General fund
Weber (Station 83) Driveway and Parking Lot Repair			X		Fire	\$85,000	General fund
South Fire Station (Design)			X		Fire	\$150,678	General fund
Medic 85 (South Fire Station)			X		Fire	\$215,000	General fund
Fire Engine 86 - West Fire Station				X	Fire	\$711,320	General fund
South Fire Station (Construction)				X	Fire	\$1,561,634	General fund
West Fire Station (Design)				X	Fire	\$166,122	General fund
Station 82 Roof Improvements					Fire	\$175,000	General fund
Weber (Station 83) Sanitary Sewer Connection				X	Fire	\$100,000	General fund
Satterthwaite (Station 84) Sanitary Sewer Connection				X	Fire	\$100,000	General fund
West Fire Station (Construction)					Fire	\$1,721,701	General fund
Fire Engine 85 (Replace)				X	Fire	\$669,900	General fund

Police							
1 Ford Explorer	X				Police	\$19,425	General fund
Vehicle Fleet Replacement (5 @ \$43,000)	X				Police	\$215,000	General fund
Vehicle Fleet Replacement (4 @ \$44,500)		X			Police	\$178,000	General fund
Crime Scene Van		X			Police	\$50,000	General fund
Vehicle Fleet Replacements (12 @ \$47,000)			X		Police	\$564,000	General fund
Fort Taurus Replacement (CID)			X		Police	\$20,300	General fund
Vehicle Fleet Replacement (11 @ \$49,000)				X	Police	\$539,000	General fund
Vehicle Fleet Replacement (11 @ \$51,500)				X	Police	\$566,500	General fund

Project or activity	Fiscal Year					Responsible party	Cost estimate	Funding source
	2009	2010	2011	2012	2013			
Financial Services								
Replace and Upgrade City Hall Telephone System			X				\$150,000	
Administrative Services								
City Hall Renovations (underpinning, seal coat, security access)	X					Administrative	\$500,000	General fund
Reseal City Hall Exterior	X					Administrative	\$47,000	General fund
Wallpaper/ Recarpet City Hall						Administrative	\$35,000	General fund

City of Peachtree City							Annual Impact Fee Financial Report - Fiscal Year 2008						
Public Facility	Roads/Bridges	Parks/Recreation	Library	Police	Fire	TOTAL							
Service Area													
Impact Fee Fund Balance at September 30, 2007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Impact Fees Collected in Fiscal Year 2008													
Accrued Interest													
(Administrative/Other Costs)													
(Impact Fee Refunds)													
(Project Expenditures)													
Impact Fee Fund Balance at September 30, 2008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Impact Fees Encumbered	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							

City of Peachtree City										
Capital Improvements Project Update for FY 2008										
Public Facility: Service Area:	Roads/Bridges			Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2008	Impact Fees Encumbered through FY 2008	Status/ Remarks		
	Project Start Date	Project End Date	Estimated Cost of Project							
Project Description										
Pedestrian Paths & Bridges	1993	1998	\$ 175,888	54.06%	City	\$ -	\$ -	Reimburse Expenditures		
Brown Road Improvement	1993	1993	218,315	34.64%	City	-	-	Reimburse Expenditures		
Highway 54 Underpass	1992	1992	246,000	41.70%	City	-	-	Reimburse Expenditures		
Highway 74 Bike Path Bridge	1993	1996	354,048	49.23%	City	-	-	Reimburse Expenditures		
Crabapple Lane West	1997	1998	571,307	22.07%	City	-	-	Reimburse Expenditures		
Sumner Road	1998	2001	251,199	2.70%	City	-	-	Reimburse Expenditures		
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 1,816,757			\$ -	\$ -			

City of Peachtree City											Capital Improvements Project Update for FY 2008												
Public Facility: Service Area:											Library												
											Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2008	Impact Fees Encumbered through FY 2008	Status/ Remarks	Reimburse Expenditures				
Project Description											1993	1995	\$ 564,283	22.83%	City	\$ -	\$ -						
Library Expansion																							
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED													\$ 564,283			\$ -	\$ -						

City of Peachtree City Capital Improvements Project Update for FY 2008											
Project Description	Public Facility: Service Area:	Parks/Recreation			Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2008	Impact Fees Encumbered through FY 2008	Status/ Remarks	
		Project Start Date	Project End Date								
Recreation Land		1993	1994		\$ 1,332,413	94.93%	City	\$ -	-	Reimburse Expenditures	
Recreation Facilities		1993	1995		3,089,333	90.09%	City	-	-	Reimburse Expenditures	
Recreation Administration Building		1993	1996		362,425	15.64%	City	-	-	Reimburse Expenditures	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED					\$ 4,784,171			\$ -	-		

City of Peachtree City		Capital Improvements Project Update for FY 2008									
Project Description	Public Facility: Service Area:	Police			Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2008	Impact Fees Encumbered through FY 2008	Status/ Remarks		
		Project Start Date	Project End Date	Estimated Cost of Project							
Police Expansion I		1993	1993	\$ 57,259	27.00%	City	\$ -	\$ -	Reimburse Expenditures		
Police Expansion II		1993	1993	34,090	60.46%	City	-	-	Reimburse Expenditures		
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 91,349			\$ -	\$ -			

City of Peachtree City Capital Improvements Project Update for FY 2008										
Project Description	Public Facility: Service Area:	Fire			Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2008	Impact Fees Encumbered through FY 2008	Status/ Remarks
		Project Start Date	Project End Date							
Kedron Fire Station & Equipment		1993	1994		\$ 497,754	53.18%	City	\$ -	\$ -	Reimburse Expenditures
Leach Fire Station		2000	2001		1,731,333	8.21%	City	-	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED					\$ 2,229,087			\$ -	\$ -	